

**Town of Arlington**  
**Zoning Board of Appeals**  
**Meeting Minutes**  
October 10, 2017  
7:45 PM

**Meeting Minutes**

1. Docket #3543 89 Robbins Road

**Members in Attendance:**

Patrick Quinn, Chair

Christian Klein, Vice Chair

Roger DuPont, Esq.

Shawn O'Rourke, Esq.

Joseph Moen, Esq.

**Docket #3543 89 Robbins Road**

The Petitioner, MC Real Estate Development LLC of Arlington Massachusetts was issued a "by right" Building Permit to remodel the single family dwelling located at 89 Robbins Road. Due to the non-conforming lot size, the existing structure could not be razed in its entirety. This was noted as a condition of the Building Permit. The builder, Chris Construction, found excessive damage during the demolition process and took it upon himself to remove the structure down to the foundation. This violated the condition of the Building Permit and far exceeded the scope of the work permitted. A "Stop Work Order" was posted and The Petitioner was ordered to cease and desist all activity at this property.

The Petitioner applied for a Special Permit under Article 9, Non-Conforming Uses, Structures, and Lots of the Zoning Bylaw for the Town of Arlington. Due to the complexity of the case, the Board asked the Petitioner to continue this request as to such time as they could consult with counsel. The case was continued until January 30, 2018.